



# STAFF REPORT

AGENDA ITEM: 11

**CASE NUMBER:** SUP 19-12 **L.U.C.B. MEETING:** June 13, 2019  
**LOCATION:** 2742 Park Ave  
**COUNCIL DISTRICT:** District 4 and Super District 8 – Positions 1, 2, and 3  
**OWNER/APPLICANT:** Christopher Jackson  
**REPRESENTATIVE:** Jerry Jones  
**REQUEST:** Vehicle sales  
**AREA:** +/-0.28 acres in total  
**EXISTING ZONING:** Commercial Mixed Use – 1 (CMU-1)

## CONCLUSIONS

On May 22, 2019, staff received an email from the applicant's representative asking that the case be held until the July 11, 2019, Land Use Control Board meeting due to problems incidental to project and unrelated to the special use permit process.

## CONSISTENCY WITH MEMPHIS 3.0

To be determined.

## RECCOMENDATION

*One Month Hold*

**GENERAL INFORMATION**

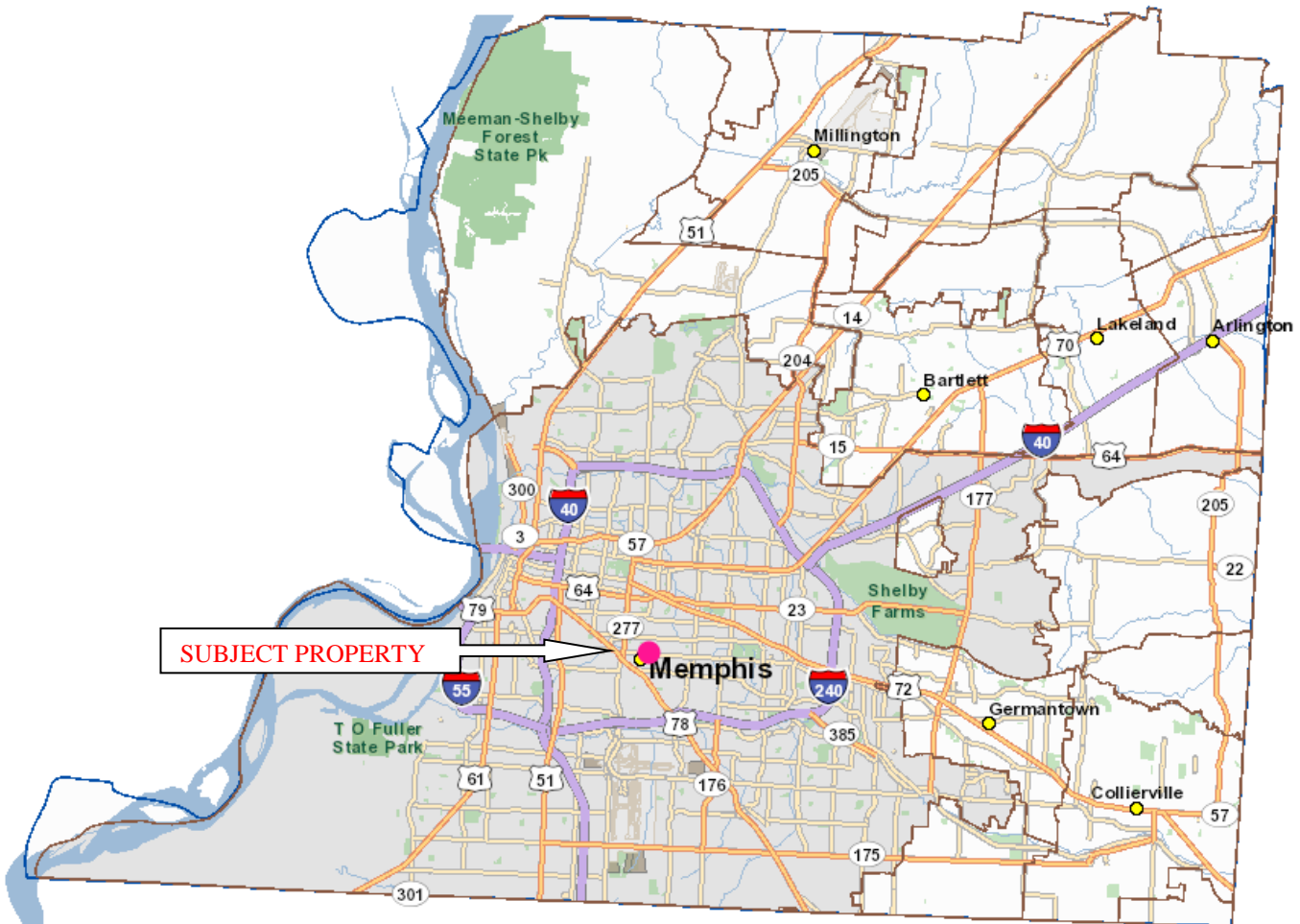
**Street Frontage:** Park Ave +/-140 linear feet  
Hilton St +/- 92 linear feet

**Zoning Atlas Page:** 2135

**Parcel ID:** 061038 00019C

**Existing Zoning:** Commercial Mixed Use – 1 (CMU-1)

**LOCATION MAP**



Subject property located within the pink circle, Orange Mound neighborhood

## STAFF ANALYSIS

On May 22, 2019, staff received an email from the applicant's representative asking that the case be held until the July 11, 2019, Land Use Control Board meeting due to problems incidental to project and unrelated to the special use permit process.

The email has been added to this report.

## HOLD REQUEST

### Smith, Somer

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**From:** Jerry Johnson <jerrymjohnsonjj4@gmail.com >  
**Sent:** Wednesday, May 22, 2019 9:36 AM  
**To:** Smith, Somer  
**Subject:** Re: SUP 2742 Park Avenue

Ms. Smith, Mr. Whitehead:

My clients have made significant cosmetic restorations to the property and I have explained the need to modify, close-off the three existing non-conforming curb-cuts, and reinstall two new ADA compliant curb-cuts. I have also informed them that the existing chain link fence will have to be upgraded with a Unified Development Code allowed material. They certainly want to move forward with the project and make improvements recommended and required that will meet or exceed minimal planning and building department standards. There are issues incidental to the project and not related to the project that are being addressed at this time and will be resolved by the next Land Use Control Board meeting. As with the many projects that I have been involved with coming through the Office of Planning and Development since 1980, I strive to help my clients both understand the Development/Planning process and make their project the best that it can be under current regulations. We want this project to as it is currently beginning to do, instill a new sense of revitalization in the Orange Mound neighborhood.

Thank you very much for your assistance,

Jerry M. Johnson: Authorized Representative for S.U.P. 19-12, 2742 Park Avenue.

## LETTERS RECEIVED

No letters received at the time of completion of this report.